

**Township of South Hanover
Sketch Plan Meeting – Hanover Company
161 Patriot Way
Hershey, PA 17033
Thursday, October 26, 2023**

Supervisors/Commissioners:

Stephen Cordaro, Chairman BOS
Jack Studer, Chairman PC

Township Personnel:

Lynn Wuestner, Township Manager
Karleigh Killinger, Admin. Assistant
Greg Walters, PW Foreman
Frank Chlebnikow, Zoning Officer

Present: Dan Gordon, Hanover Industrial & Charles Courtney, McNees Wallace & Nurick

Meeting Start: The meeting started at 9:10 a.m.

Development of Pennsy/Mumma Property:

Mr. Gordon stated that his company is under contract for the purchase of the Pennsy/Mumma properties. He works for the industrial division at the Hanover Company. Their company has an exterior and interior architect. He stated that his company is excited about the project and wants to get feedback from the Township. The plan presented included 3 warehouses in the industrial district, with the main access using the existing road in Derry Township over the bridge into South Hanover. Mr. Courtney stated that the warehouse located right behind the residential houses is a concern. The bridge would be renovated to be brought up to code. Mr. Gordon asked if there was any interest in apartment buildings. The Chairmen and Manager collectively answered no. Mr. Gordon stated that instead of building a warehouse behind the residential neighborhood, the zoning could be swapped to allow single-family homes. This would separate the industrial district area. Board of Supervisors Chairman Cordaro stated that the Township needs affordable single-family dwellings. Planning Commission Chairman Studer expressed traffic concerns and added that there will still need to be an emergency access from the industrial park. There was some discussion on the private driveway that connects to the industrial district currently. Mr. Gordon stated that a master plan will be done to reconfigure the industrial land use and swap the zoning on the remaining land to include residential housing. He emphasized that they would meet buffer requirements and have no problem planting extra trees. He stated that the warehouse would be no more than a total of 1.5 million feet. Planning Commission Chairman Studer asked if there was a possibility for light commercial use. Mr. Gordon responded that the buildings can be divided into 2-4 sections to accommodate flex space. Zoning Officer Chlebnikow stated that these properties would be serviced by public sewer and water. There was discussion on various sewer routes and capacity concerns. The sewer would go to DTMA's treatment facility. There was also discussion on the possibility of natural gas connection and using the quarry as the main source of water for the fire suppression system. Mr. Gordon stated that he will have 3 sketch plans available for the upcoming Planning Commission meeting to show the options for uses. The Chairmen and Manager agreed to have two informal presentations: one at the PC meeting and another at the next workshop. Mr. Gordon and Mr. Courtney agreed they would submit \$7,500.00 for escrow.

Meeting End: The meeting ended around 10:15 a.m.

Respectfully Submitted,

Karleigh Killinger
Administrative Assistant